





Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

NOTE: Additional comments to Item #70 Public Storage, Inc.  
W/S Weaver Road, S/W Fitch Avenue

It will be important to this project that everyone be knowledgeable of the definition of "Fire Separation, Exterior Fire Exposure". It is important because when more than one building is located on a lot the required distance separating those buildings from one another is measured from an imaginary line between those buildings. This definition is found on page 29 of the 1981 B.O.C.A. Basic Building Code.

The type of construction, location of possible fire walls and other construction features necessary to determine the structures compliance to the height and area requirements of the Baltimore County Building Code are not shown and for this reason I cannot assume that a permit would be approved by my department for this project. See Article 5.

Building "H" is of a size that would indicate sprinklers are required unless subdivided by a three hour fire wall. This is not indicated on the plans. See Section 1702.8.

Fire wall separation between residential and storage uses are not indicated on site plans.

It is possible all of these items have been or can be corrected however, if they have, then the major corrections should appear on the site plan when submitted for such a variance and not be left for resolution after the variance is granted.

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 14, 1983

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: September 13, 1983

RE: Item No: 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 6 74  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

Very truly yours,

*Nick Petrovich*  
Mr. Nick Petrovich, Assistant  
Department of Planning

WEP/bp

**PS: OWNER'S**  
**PUBLIC STORAGE Inc.** Rental Storage  
125 GAITHER DRIVE, SUITE C, MT. LAUREL, NEW JERSEY 08054, (609) 778 8790

SUMMARY OF EVIDENCE ON CASE NUMBER 84-127-A  
PUBLIC STORAGE, INC.

In the case of *Akers v. Mayor and City Council of Baltimore*, 179 Md. 484, 20 A 2d 181 (194), the Court held that a group of buildings that were attached at the corners need not follow setbacks; they were held to be one building. The facts of the present case correspond materially. The Baltimore County Zoning Office acted correctly in finding that the proposed Public Storage Development need not follow sections 253.2, 243.2, 102.2, 253.1, 238.2 and 102.2 of the Baltimore County Zoning Regulations relative to required building setbacks as the proposed buildings are planned to be connected by three foot wide building connections.

The proof that the petitioners will endeavor to establish is that grounds exist to grant relief from the requirements of the above sections of the Baltimore County Zoning Regulation so that the current building spacing of fifty and twenty-four feet could be sustained with the deletion of the proposed building connections. The variance application before the board meets all of the standard criteria for the proper issuance of variances, namely:

- 1) no adverse effect on the public
- 2) no adverse effect on neighboring properties
- 3) presence of unique characteristics and special conditions of the site that create unnecessary hardships.

### NO ADVERSE EFFECT ON THE PUBLIC

The proposed land development will be seen predominately by motorists on the I-695 Beltway. Although the property will be accessed off of Fitch Avenue, it will be set back almost seven hundred feet from that street. In addition, the cartway of Fitch Avenue is of a higher elevation than the proposed project. The proposed buildings will be between one hundred and fifty and over two hundred feet from the actual cartway of the beltway. The building will not be oriented longitudinally to the I-695 beltway and will present a broken appearance rather than a continuous appearance. Proposed landscaping will further mitigate any potential visual impacts. The cartway of the beltway is of an elevation of between six to nine feet above the proposed finish floor elevations of the buildings. Considering that the field of vision of a driver on the beltway will be three feet above the cartway (for an effective field of vision of between nine to twelve feet above the floor elevation of the buildings) and that the proposed buildings are less than ten feet in height the buildings will present virtually no visual intrusion.

PASADENA • LOS ANGELES • SAN FRANCISCO • MIAMI • ATLANTA • TORONTO • SEATTLE

PUBLIC STORAGE, INC.  
Case #84-127-A

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Therefore, based on the foregoing basis, the Zoning Board could make the finding that the relief sought would not adversely effect the public welfare and that the site presents unusual characteristics.

### NO ADVERSE EFFECT ON NEIGHBORHOOD

The property is bordered by intensive commercial/industrial land uses. Only one individual residence borders the property. This residence is almost 300 feet from the closest building which is itself a managers' apartment. No traffic will be directed toward this common property line.

The proposed property is bounded to the east by a drainage easement with a width of sixty feet at its narrowest point. Given the presence of wetlands type soils, particularly on the side of the adjoining property, it is very unlikely that any proposed development on the vacant parcel to the east could be built in close proximity to the Public Storage Development.

The K-Mart Center (opposite), 84 Lumber (west) and Greenhouses (east) are massive, connected buildings; the proposed is definitely in harmony with these uses and in fact the proposed use is by far less intense than these uses and allows for more of a free flow of light and air than do adjoining uses.

As an addendum to this brief, we are submitting the American Society of Planning Officials report on Mini Warehousing. Attention is called to page three of the report in which the traffic load for mini warehousing is discussed. The report notes that a facility of nearly twice the size (110,000 s.f.) of that being proposed by the present application had only a 17 vehicle average traffic count for a 24-hour period. (This facility was operating at 93 percent capacity). These traffic counts are consistent with those experienced at the 200 plus facilities operated by the petitioner. In light of the foregoing, it can be seen that the facility will not adversely effect the neighboring properties.

Given the location of the proposed in juxtaposition to the I-695 Beltway and adjoining uses and considering that lighting will be down-cast building mounted, there exists no chance for glare from the property onto adjoining uses.

Considering these facts, we hold that that Baltimore County Zoning Hearing Board could make the finding that proposed land use, and relief sought, would not adversely effect the neighboring area.

### CHARACTERISTICS OF THE PROPERTY AND PROPOSED USE

This brief has previously discussed certain topographic and locational aspects of the property and concluded that they permit the use without adversely impacting on the public good.

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Although solely economic considerations are insufficient grounds for the granting of a variance, they may be taken into consideration when tests related to the overall benefit and impact to the community are taken into consideration.

In *LaSalle National Bank v. County of Cook*, 60 Ill. App. 2d, 39, 208 NE 2d 430 (1963), the court in its decision set forth a number of factors to be considered in balancing the interest of the public at large against the rights of a private owner. The opinion of the court states, "The fact that plaintiffs may suffer a loss in value is not sufficient to establish invalidity. It must also be shown that the public welfare does not require the restriction and resulting loss.

A zoning ordinance almost always constitutes some hardship, that is, it restricts uses and lowers the values of some parcels of property. That hardship is necessary in order to produce the overall benefit from zoning. We hold that the variance being sought will result in an unnecessary hardship.

If the petitioners provided the setbacks called for in the Baltimore County Zoning Regulation less than half the building area proposed could actually be developed resulting in an economically unsound project.

The Baltimore County Planning Board in its September 15, 1981 report on "Possible Amendments to the Baltimore County Zoning Regulation Concerning Mini-Warehousing in Baltimore County Zones", has recognized several important defining characteristics of mini-warehousing.

The report refers to the locational requirements of mini-warehousing as follows:

Mini-warehouse sites typically are in industrial zones, but recently the facilities are also being located in commercial zones, closer to residences and businesses. The site should have reasonably good access to freeways or primary vehicular arterials, ensuring good visual exposure. A second location criterion is proximity to high density uses (e.g., multifamily residential, convenience shopping centers, strip commercial areas, or commercial service functions).

The real estate thus described is among the highest priced real estate in urban areas. The vast majority of mini-warehousing sites throughout the nation could not be economically established given 60 and 100 foot building spacing given land costs. The present application is no exception.

The Planning Board's September 15, 1981 report also distinguishes between mini-warehousing and traditional warehousing and proposes to specifically define what is meant by the former. The traditional warehouse usually involves massive structures. Goods are handled by a warehouseman as opposed to the individual customers as is the case with mini-warehousing. The implication is that the mini-warehouse must be accessed solely by customers with their own vehicles resulting in buildings of narrow dimension so as to have optimum access for small compartments.

The standards of the ordinance that the petitioner is seeking relief from are well suited to larger, wider warehousing buildings. Such buildings could effectively

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be offset by wider distances and should be. However, given the greater amount of individual buildings and higher land costs for mini-warehousing sites, the provision of such distances would require a prohibitive amount of land.

Mini-warehousing additionally provides a needed community asset. Given the changing patterns of today's housing—homes are now smaller, built without storage areas, more individuals and families are living in apartments. The need for storage, therefore, is continually expanding. The existence of mini-storage provides for greater flexibility to housing and land use.

In conclusion, as the proposed site has certain locational and topographic characteristics which definitely mitigate the adverse impacts for which sections 253.2, 243.2, 102.2, 253.1, 238.2 and 102.2 of the Baltimore County Zoning Regulation were designed to protect and since the imposition of the requirements of said sections of the ordinance would create an unnecessary hardship in light of the absence of said adverse impacts. We would, therefore, respectfully request that relief from the above sections be granted to Public Storage, Inc. so that its proposed buildings can be constructed at 50 and 24 foot spacing without the need to provide for building connections as proposed.

Respectfully submitted,

PUBLIC STORAGE, INC.

*Jeffrey M. Supnick*  
Jeffrey M. Supnick, A.I.C.P.  
Site Development Coordinator

JMS:jk

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
Zoning Commissioner  
Date: October 24, 1983  
Norman E. Gerber, Director  
Office of Planning and Zoning  
Public Storage, Inc.  
84-127-A  
SUBJECT:

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber per J. H. Swell*  
Norman E. Gerber  
Director of Planning and Zoning

NEG:JGH:cav







IN RE: PETITION ZONING VARIANCES  
W/S of Wever Road, 950' S of  
Fitch Avenue - 14th Election  
District  
Public Storage, Inc.,  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 84-127-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein, Public Storage, Inc., requests variances to allow a minimum distance between buildings of 24 feet instead of the required 100 feet and 60 feet, respectively. The purpose of the request is to allow the Petitioner to build a mini-warehouse development without the necessity of constructing building connections, as more fully described, with the connections, on Petitioner's Exhibit 1.

The Petitioner, by its site development coordinator, Jeffrey M. Supnick, appeared and testified. Two Protestants appeared and testified.

Testimony indicated that the proposed site is zoned M.L. The Petitioner purchased the property due to the location, which is commercial but close to residential and with good access from the Baltimore Beltway and primary vehicular arteries. In addition, due to its location, the proposed site affords and ensures excellent visual exposure from the Beltway. The property was expensive to purchase for above reasons. The proposed use is one that is permitted as of right in the M.L. Zone. The issue is whether the mini-warehouse development, with the construction of numerous separate buildings, can meet the various setback requirements established by law. If, however, the separate buildings were to be treated as one primary building then the setbacks would not be required. Such could occur if the mini-warehouses were to be connected, as is shown on Petitioner's Exhibit 1.

The Petitioner estimates that the cost of the connections would approximate an additional \$40,000 and also require the loss of approximately 3,000 square feet of space due to the necessity of lining up the connections between buildings on line. A contiguous pier would be required that would run continuously in line through all of the buildings and would require the buildings to be on line. The Petitioner also expresses the fear that the connectors would be unsafe. One such connection, between buildings B and C, would be 50 feet long, and the Petitioner maintains that this is particularly unsafe and would create a danger to the public. On a lesser scale, the connection of 24 feet between the other buildings would also constitute a danger.

The proposed building, although located in a M.L. Zone, falls within 100 feet of the right of way of the Beltway, an existing interstate highway; therefore, the front, side, and rear yard area requirements are those that are applicable in a M.R. Zone, to wit, the front yard at least 75 feet from the front property line, the side yard 50 feet from the side property line, and the rear yard 50 feet from the rear property line. These requirements would be applicable only to those portions of the buildings actually falling within 100 feet of the Beltway. Otherwise, the setback requirements are those applicable in a B.R. Zone, to wit, the front yard 25 feet from the front property line and not less than 50 feet from the centerline of any street and the side and rear yards 30 feet.

Therefore, if the connections are not built, the requirements as established above must be met. If the connections are made, the requirements need not be met. The Petitioner wants not to build the connections and is therefore requesting variances of 50 feet between buildings B and C and 24 feet between buildings C and D, and E, E and F, F and G, G and H, and H and I.

The Protestants, who are residents of the area immediately to the west of the property in question and whose neighborhood is zoned D.R., are not objecting to the

the proposed variances or to the Petitioner's objective of not building the connections. They are totally concerned with being shielded from further development of the area immediately behind them. To that end, prior to the hearing and later introduced into evidence, both the Petitioner and the Protestants agreed that if the variances were allowed, the Petitioner would extend appropriate screening, which is shown on Petitioner's Exhibit 4 as lining the property line bordering the Beltway and surrounding the property line to Wever Road, the access road to the mini-warehouses, as more particularly described on Petitioner's 4 and Protestants' Exhibit 1. In fact, the Petitioner is willing to work with the Protestants to determine the appropriate trees to be planted.

The Petitioner seeks relief from Sections 255.1, 255.2, 243.2, 238.2, and 102.2, pursuant to Section 107, of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. *McLean v. Coley*, 270 Md. 608 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

It is clear from the testimony that if the variances were to be granted, such use as proposed would not be contrary to the spirit of the regulations and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not to be granted. It has been established that the requirements the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the variances requested should be granted.

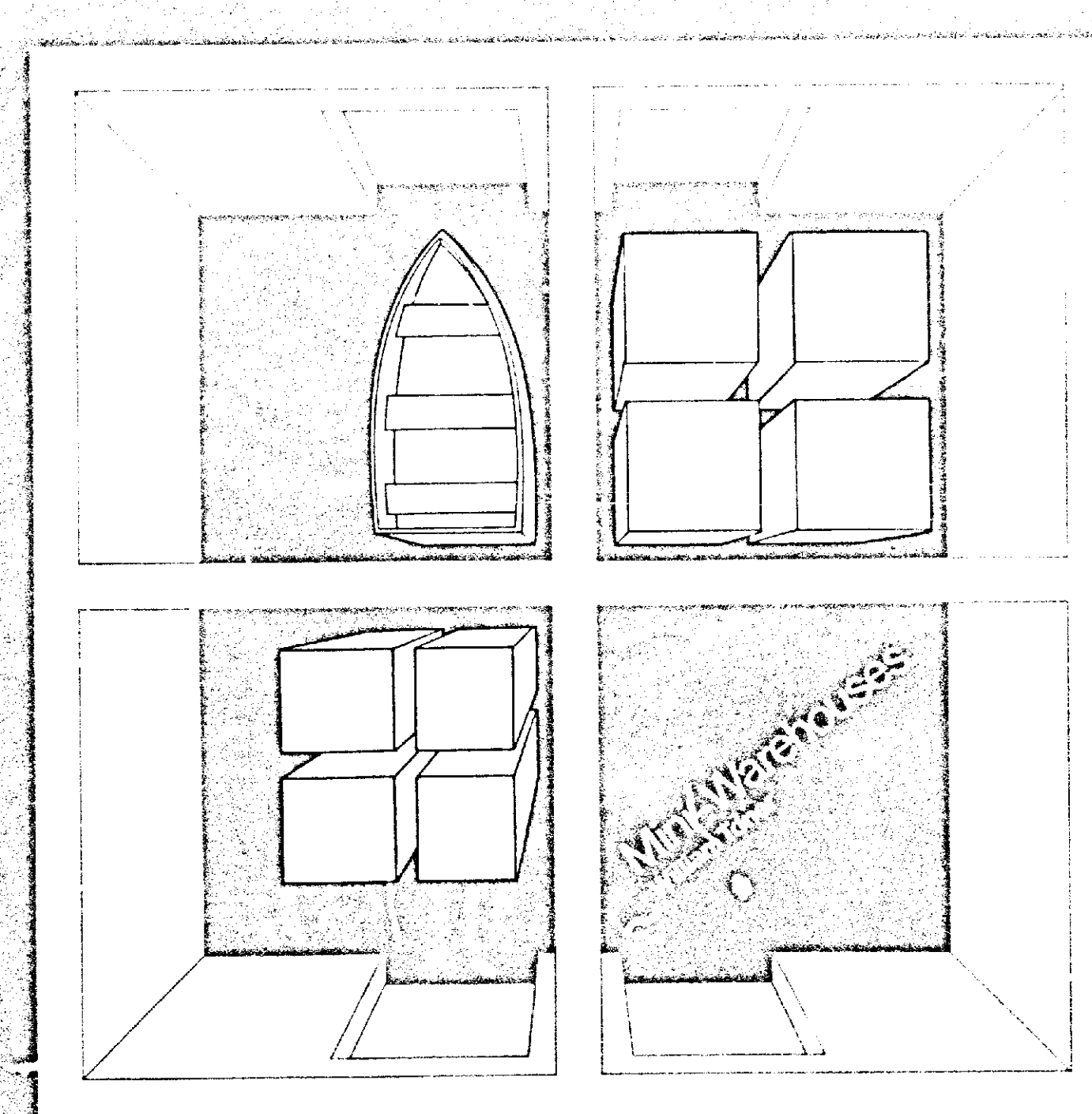
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of November, 1983, that the Petition for Variances to permit a side yard setback of 50 feet between buildings B and C and side yard setbacks of 24 feet between the other buildings be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order. However, the Petitioner is hereby made aware that proceeding with this use is at its own risk until such time as the application and related process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner must extend and provide appropriate landscaping to shield the western portion of the property from view of the Protestants and shall submit a revised landscaping plan for approval by the Current Planning and Development Division, Office of Planning and Zoning. The Petitioner shall consult with the Protestants.
3. The Petitioner shall not allow or provide space to tenants for the erection of signs of any kind, type, or size on the subject site, but shall be allowed to erect its own signs, pursuant to appropriate regulations.
4. The Petitioner shall comply with all comments submitted to and made a part of the Baltimore County Zoning Plans Advisory Committee, which is adopted in its entirety by this Order.

5. The parking facilities for more than five vehicles, including recreational vehicles, shall be contained within buildings or be subject to the provisions of Section 409.2.c., BCZR.
6. A procedure shall be established for periodic inspections of the leased storage spaces, including recreational vehicles, to insure compliance with the terms, conditions, and provisions of any lease agreement entered into by and between the Petitioner and its tenants.
7. All lighting shall be directed toward the mini-warehouse structures in order to minimize illumination, glare, and intensity beyond the subject site.
8. A revised site plan, incorporating the applicable restrictions set forth above, shall be submitted for approval by the Zoning Office.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

PETITIONER'S  
EXHIBIT 1  
PETITIONER'S SITE PLAN



Mr. Jeffrey M. Supnick  
Public Storage, Inc.  
125 Calhoun Drive, Suite C  
Mt. Laurel, New Jersey 08054

Cowan Associates, Inc.  
120 Penn Am Drive  
P.O. Box 558  
Quakertown, Pa. 18951

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 19th day of September, 1983.

*[Signature]*  
ARNOLD FARLON  
Zoning Commissioner

Petitioner: Public Storage, Inc.  
Petitioner's Attorney: Received by: *[Signature]*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14 Date of Posting: 10/23/83  
Posted for: *[Signature]*  
Petitioner: *[Signature]*  
Location of property: 950' S of Wever Rd., 750' S of Fitch Ave.  
Location of Sign: *[Signature]* - facing intersection of Wever Rd. & Fitch Ave.  
Remarks: *[Signature]*  
Posted by: *[Signature]* Date of return: 10/23/83  
Number of Signs: 2

#### PETITION FOR VARIANCE 14th Election District

ZONING: Petition for Variance  
LOCATION: West side of Wever Road, 950' S of Fitch Avenue

DATE & TIME: Wednesday, November 9, 1983 at 10:00 A.M.

PUBLIC HEARING: Room 100, County Office Building, Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Board of Appeals and Regulations of Baltimore County, will hold a public hearing on the following:

Petition for Variance to allow a minimum distance between buildings of 24 feet and 50 feet, respectively.

All that parcel of land in the Fourteenth District of Baltimore County

beginning at a point, an iron pin, on the property right-of-way line of Wever Road, and place of beginning, a corner of the lot, and thence

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## Petition For Variance

14TH ELECTION  
DISTRICT

ZONING: Petition for  
Variance

LOCATION: West side  
of Wever Road, 950 ft.  
South of Fitch Avenue

DATE & TIME:  
Wednesday, Nov. 9, 1983,  
at 10:30 A.M.

PUBLIC HEARING:  
Room 106, County Office  
Building, 111 W. Chesapeake  
Avenue, Towson,  
Md.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow a minimum distance between buildings of 24 ft. in lieu of the required 100 ft. and 60 ft., respectively.

The Zoning Regulation to be excepted as follows: Sections 255.1 & 2 (238.2, 243.2 & 3 and 102.2) - distance between buildings in an M.L. zone, including land within 100 ft. of the beltway.

All that parcel of land in the Fourteenth District of Baltimore County

Beginning at a point, an iron pipe, on the westerly right-of-way of Wever Road, said place of beginning being a common corner between now or formerly 84 Lumber Company and Public Storage, Inc., approximately 950 ft. south of Fitch Avenue.

THENCE 1. N 84° 43' 25" W., 216.36 feet; 2. S 27° 44' 30" W., 81.00 feet; 3. S 32° 28' 09" E., 244.41 feet; 4. S 30° 47' 16" E., 324.68 feet; 5. S 25° 05' E., 200.00 feet; 6. S 85° 17' 49" E., 109.39 feet; 7. N 24° 42' 52" E., 7.32 feet; 8. N 24° 32' 01" E., 294.44 feet; 9. N 13° 39' 43" E., 320.00 feet to a point, a corner of lands of John P. Wever; 10. N 62° 57' 03" W., 327.50 feet.

Thence along the said right-of-way line of Wever Road, along the arc of a curve having a radius of 76.00 feet and an arc distance of 236.53 feet to an iron pipe, said pipe being the place of beginning.

Containing 6.000 acres of land, more or less.

Being the property of Public Storage, Inc., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of  
Arnold Lobben  
Zoning Commissioner  
of Baltimore County

# The Times

Middle River, Md., Oct 20 1983

This is to Certify, That the annexed

Petition

was inserted in The Times, a newspaper printed  
and published in Baltimore County, once in each

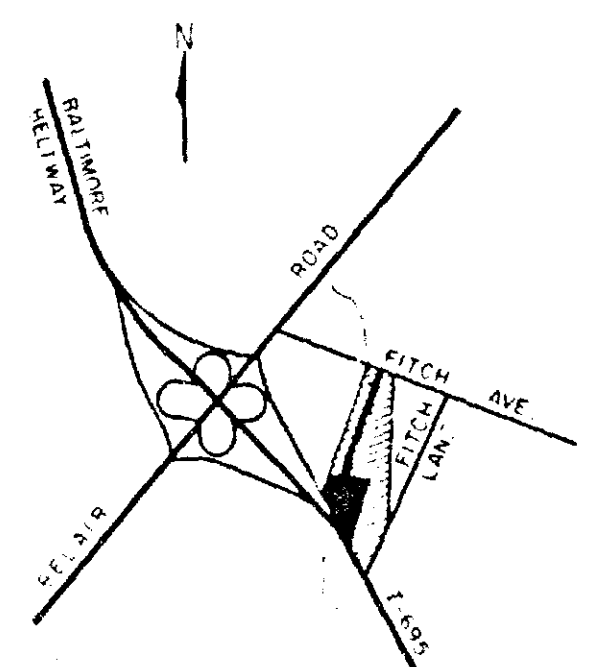
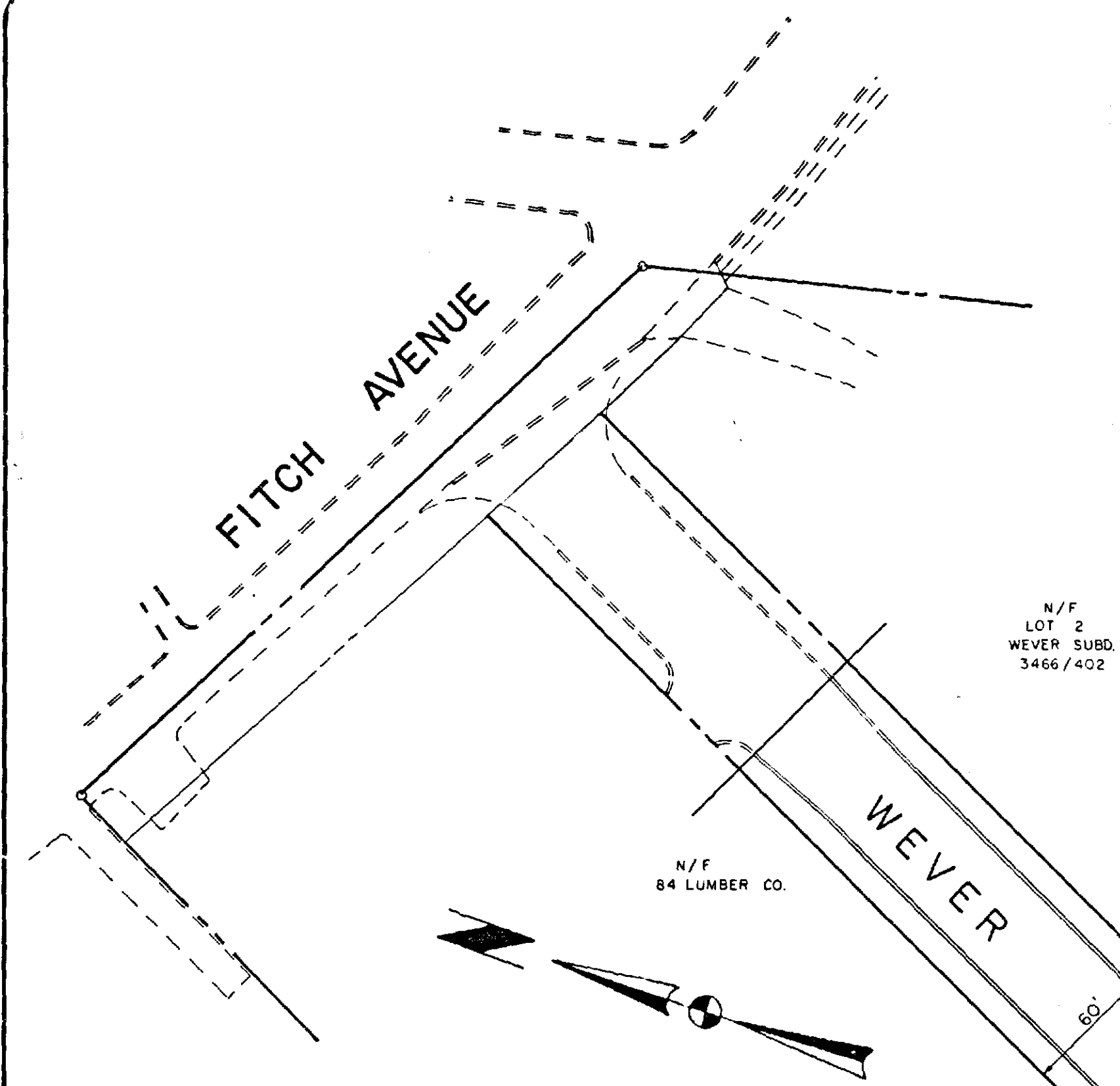
of one successive  
weeks before the 20th day of

Oct, 1983  
St. J. W. [Signature] Publisher.



## SHEET SCHEDULE

SHEET No.	DESCRIPTION	SHEET No.	DESCRIPTION
1 S	PLOT PLAN & RENTAL SPACE SCHEDULE	A4	FLOOR PLANS-BLDG. H,I
2 S	SITE DEVELOPMENT AND GRADING PLAN	A5	BLDG. A-INTERIOR ELEVATIONS
3 S	STORMWATER MANAGEMENT	A6	BLDG. A-WALL SECTIONS & DETAILS
4 S	SOIL EROSION & SEDIMENTATION CONTROL	A7	DETAILS
5 S	DETAILS	A8	SECTIONS, ELEVATIONS
6 S	LIGHTING & LANDSCAPING	A9	FOUNDATION PLANS
7 S	LOCATION PLAN	A10	STEEL FRAMING PLANS
8 S	PUBLIC WORKS-ROADWAY PLAN & PROFILE		
9 S	PUBLIC WORKS-STORM DRAINAGE		
10 S	PUBLIC WORKS-WATER SERVICE		
A1	FLOOR PLANS-BLDG. A,B		
A2	FLOOR PLANS-BLDG. C,D,E		
A3	FLOOR PLANS-BLDG. F,G		

LOCATION MAP  
1" = 2000'N/F  
LOT 2  
WEVER SUBD.  
3466/402N/F  
84 LUMBER CO.

## SURVEYOR'S CERTIFICATE

I, ALEXANDER P. RATYCH, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL NO. 459, CHAPTER 1016 OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THERE TO.

*Alexander P. Ratych*  
REGISTERED LAND SURVEYOR NO. 36299

*4/14/82*  
DATE



## RENTAL SCHEDULE

BLDG UNIT	A	B	C	D	E	F	G	H	I	TOTALS
5x5	—	26	23						10	59
5x10	—	14	31	60					26	131
10x10	—	3	27	16	60	18		4		128
10x15	—					34	66		2	102
10x20	—		2			15		62		79
10x30	—								27	27
TOTALS	—	43	83	76	60	67	66	66	65	526

N/F  
SYLVESTER J. HENKEL JR.  
5652/360EXISTING  
20' DRAINAGE &  
UTILITY EASEMENTOFFICE & RESIDENCE  
OF ON-SITE MANAGERPUBLIC  
STORAGE  
SIGNEXISTING  
10' DRAINAGE &  
UTILITY EASEMENT

BALTIMORE BELTWAY (I-695)

ENGINEER'S CERTIFICATION  
"I hereby certify that this plan has been prepared by or under my supervision and meets the minimum standards of the Baltimore Department of Public Works and the Baltimore County Soil Conservation District."

*John F. Spindel* P.E. 12571 DATE 10/12/81

THIS PROJECT IS A RESUBDIVISION OF LOT #2  
"SUBDIVISION OF PROPERTY JOHN P. WEVER",  
E.B.L., JR., 48, 70, 10, 104.

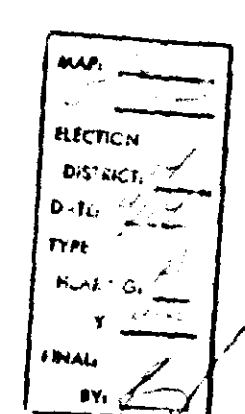
50 0 50 100  
1" = 50'

**PUBLIC STORAGE INC.**  
125 GAITHER DRIVE SUITE C  
MT. LAUREL, NEW JERSEY 08054  
609-778-8790

## SITE DEVELOPMENT DATA

Area of Tract 6.00 Acres  
Existing Zoning Designation - ML (Light Manufacturing)  
Area Requirements:  
Within 100' of Beltway and Residential Zone - Same as ML  
Front Setback - 75'  
Side Setback - 50'  
Rear Setback - 50'  
(Remainder of Lot - Same as ML)  
Front Setback - 25'  
Side Setback - 30'  
Rear Setback - 30'  
Intended Use:  
Main : Self Storage Facility  
Accessory : Apartment for Resident Manager  
Gross Building Area 63,600 Square Feet  
Floor Area Ratio 24.3%  
Net Rentable Area 60,025 Square Feet

**PETITIONER'S  
EXHIBIT**

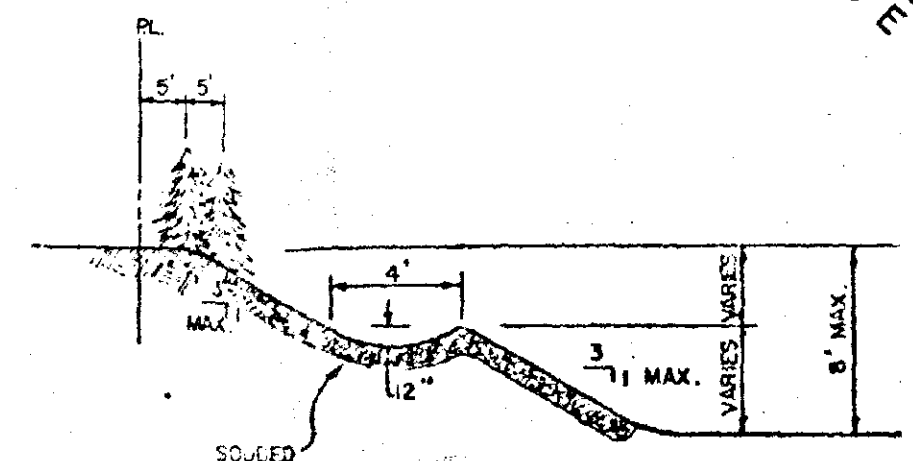
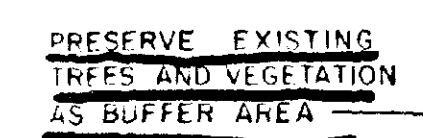
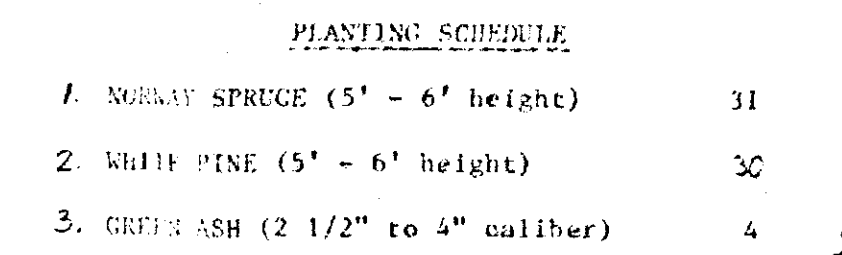
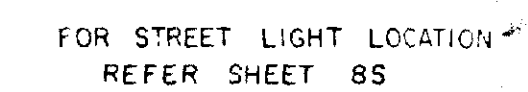
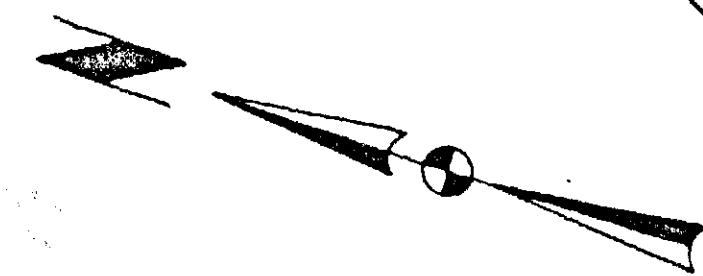
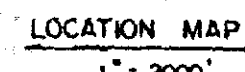


Approved:  
Department of Health: Public Water & Sewer  
Department of Public Works:  
Office of Planning & Zoning:



NO.	DATE	REVISIONS
6	5/17/83	REV DRIVE BETWEEN BLDG. H & I, REMOVE ACCESS TO MGR. STOR.
5	2/14/83	REV PER COUNTY REVIEW
4	12/23/82	GENERAL REVISIONS
3	11-22-82	REV PER COUNTY REVIEW
2	9-17-82	GENERAL REVISIONS
1	7-29-82	RELOCATED BLDG. I
HORIZONTAL GEOMETRY / RENTAL SCHEDULE		
PUBLIC STORAGE FACILITY BALTIMORE COUNTY MARYLAND		
OWN BY: BLT	COWAN ASSOCIATES, INC. Engineers, Designers, Surveyors	DWG. NO. 1S
DATE JUNE 21, 1982	120 PLOW AVE. • P.O. Box 515 • Queenstown, PA 17133	





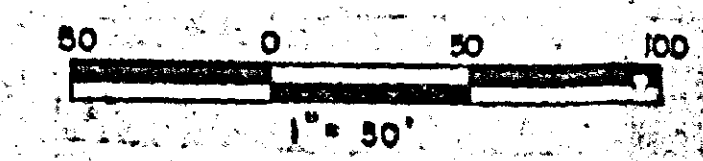
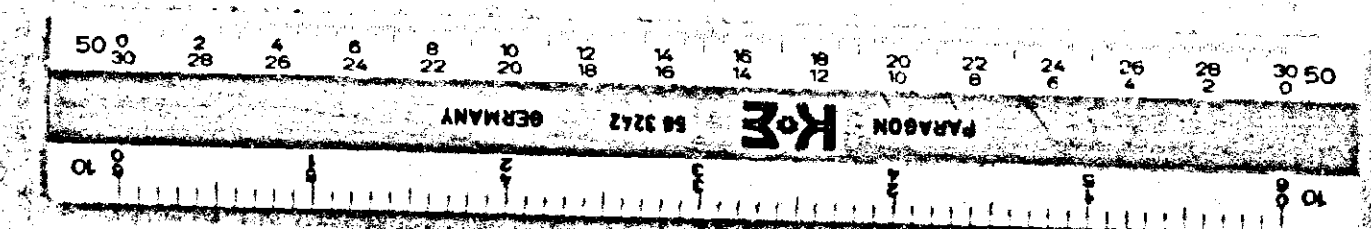
SWALE - 0.03

SECTION A-A



"I hereby certify that this plan has been prepared by or under my supervision and meets the minimum standards of the Baltimore Department of Public Works and the Baltimore County Soil Conservation District."

Johann F. Stauber P.E. 2571 DATE 10/12/82



**PUBLIC STORAGE INC.**  
125 GAITHER DRIVE SUITE C  
MT. LAUREL, NEW JERSEY 08054  
609-778-8790

GUTH LIGHTING FIXTURE (39 TOTAL) (ON TIMER)  
MODEL NO. B18-607/120  
55 WATT, L.P.S. at 10'-0" M.H.  
SINGLE FIXTURE  
8,000 LUMENS

SOD ALL SLOPES 3:1 or STEEPER  
(REFER NOTES SHT. 4 S)

PLANS APPROVED  
OFFICE OF PLANNING & ZONING

BY \_\_\_\_\_ PLANNING  
DATE \_\_\_\_\_  
BY \_\_\_\_\_ ZONING COMMISSIONER  
DATE \_\_\_\_\_

case number  
84-127-A

7	12/1/82	ADD WHITE NOSE
6	5/17/83	GENERAL REVISIONS
5	12/13/82	GENERAL REVISIONS
4	9/13/82	ADDED SLOPED AREAS
3	9/17/82	GENERAL REVISIONS
2	8/24/82	ADDED STREET TREE & NOTE FOR BUFFER
1	8/12/82	REVISED BLDG.



PUBLIC STORAGE FACILITY  
BALTIMORE COUNTY  
MARYLAND

**COWAN ASSOCIATES, INC.**  
Engineers, Designers, Surveyors

120 Penn Ave Dr. • P.O. Box 558 • Quakertown, PA 18951  
215/336-7070

6S

**PUBLIC STORAGE Inc.**



**Rental Storage**

125 GAITHER DRIVE, SUITE C, MT. LAUREL, NEW JERSEY 08054, (609) 778-8790

December 9, 1983

Mr. James Ogle  
County of Baltimore Maryland  
Current Planning and Development  
Division  
Office of Planning  
111 W. Chesapeake Ave.  
Towson, MD 21204

RE: Landscape Plan Pursuant  
to Zoning Case No. 84-127-A  
Permit No. 56522-32  
C-889-83

Dear Mr. Ogle:

Pursuant to the decision of the Zoning Commissioner of Baltimore County in Case No. 84-127-A dated November 16, 1983, the petitioner, Public Storage Inc. has been asked to submit a revised landscaping plan to your office.

Enclosed for your information and review are four copies of the revised landscape plan. As you will note, the landscape plan revision provides for an additional 18 white pines, placed 15 feet on center, located as to shield the western portion of the property from the view of the properties of Sylvester J. Henkel, Jr. and John C. Kelly, III.

Trusting that the foregoing adequately meets the concerns of your department, I remain,

Sincerely yours,

PUBLIC STORAGE INC.

*Jeffrey M. Supnick*  
Jeffrey M. Supnick, A.I.C.P.  
Site Development Coordinator

JMS/fmm

Encl:

cc: S. J. Henkel, Jr.

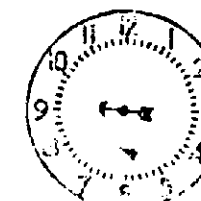
PASADENA • LOS ANGELES • SAN FRANCISCO • MIAMI • ATLANTA • TORONTO • SEATTLE

83-2751

14 15/83  
To meet,  
check out  
of

DEC 15 AM

7837 St. Thomas Drive  
Baltimore, Md. 21236  
December 13, 1983



Mr. Arnold Jablon  
Zoning Commissioner  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Subject: Landscape Plan Pursuant to Zoning Case No. 84-127-A,  
Permit No. 56522-32, C-889-83

Reference: (A) Public Storage Incorporated letter to Mr. James Ogle,  
same subject, dated December 9, 1983

Dear Mr. Jablon:

Pursuant to the decision of the Zoning Commissioner of Baltimore County in Case No. 84-127-A dated November 16, 1983, the petitioner, Public Storage Inc., submitted a revised landscaping plan to your office by the Reference (A) letter. A carbon copy of the letter and a copy of the revised landscaping plan was sent to me.

The plan calls for an additional 18 white pines to shield the properties of Sylvester J. Henkel, Jr. and John C. Kelly, III. The plan for the additional trees does not quite meet the agreement made at the Zoning Commission hearing. It was agreed that the trees would be planted so as to extend all of the way to Wever road. It appears that an additional 4 trees, for a total of 22 white pines, will be required to accomplish this.

Before you approve the revised landscaping plan it is requested that you consider this request for the additional trees required to extend the tree line to Wever Road.

Very truly yours,

*S. J. Henkel, Jr.*  
S. J. Henkel, Jr.

cc: Jeffrey M. Supnick  
Site Development Coordinator  
Public Storage, Inc.  
125 Gaither Drive  
Suite C,  
Mt. Laurel, New Jersey 08054

Mr. James Ogle  
Office of Planning  
111 W. Chesapeake Ave.  
Towson, Md. 21204